

TREETOP COTTAGE

NR ST MINVER



JB ESTATES

EST.  1971

TREETOP COTTAGE

St Endellion, Nr St Minver, PL29 3TW

This impressive 4-bedroom detached house is perfectly positioned between St Minver and Port Isaac and very close to North Cornwall's most sought-after beaches. Sympathetically extended and fully refurbished by the current owners, Treetop Cottage enjoys a wonderful rural setting with peaceful and far-reaching countryside views. The property is set on a large 0.26-acre approx. garden with ample driveway parking to the front and generous garden to the side. EPC Band C.

- Two principal en-suite bedrooms on the first floor, both with Juliet balconies and one with a dressing room. Two further double bedrooms alongside a family bathroom and shower room on the ground floor.
- Spacious and contemporary open plan kitchen/dining/sitting room with doors out to the west facing patio and garden.
- Separate sitting room with vaulted ceiling and wood burner, with adjacent Cinema room.
- A large patio terrace provides ample space for outdoor dining and entertaining, with a separate garden room that houses a hot tub.
- Driveway parking for several cars/boats.
- In all approximately 2,675 sq ft. (248.6 sq.m)
- Approx 0.26-acre plot

Port Isaac 1.5 miles, Polzeath 3 miles, Rock 4 miles, Wadebridge 6 miles,
Bodmin Parkway 17 miles, Newquay Airport 17 miles, Exeter 66 Miles

Viewings by appointment only

Guide Price £845,000

FREEHOLD





THE PROPERTY

Treetop Cottage offers an idyllic family home in a picturesque rural setting, yet very close to all of north Cornwall's beaches and amenities. This substantial, four-bedroom property was fully renovated by the owners to create a comfortable, modern home with light filled living spaces that overlook the lawned garden, patio terrace and summer house. The spacious open plan kitchen breakfast and dining room is the heart of the home, that wraps around the patio terrace. Full height glazed doors allowing natural light to flood in, connecting the outdoors and making the space ideal for entertaining friends and family. A separate sitting room with a large wood burner enjoys vaulted ceilings and adjoins a Cinema room that would equally serve as a peaceful home office. Two bedrooms are arranged on the ground floor alongside a family bathroom, utility room and shower room. Upstairs, overlooking the garden, are two generous light filled principal bedroom suites, (one with a dressing room) Both have balconies with far-reaching views of the open countryside beyond.

ACCOMMODATION

GROUND FLOOR: Entrance Hall | Two double bedrooms | Family bathroom | Open plan kitchen, dining living room with bi-fold doors to the terrace and garden | Utility room with door to garden | Shower room | Sitting Room with wood burner | Cinema room | External storage room.

FIRST FLOOR: Principal en-suite bedroom with balcony and countryside views | Large en-suite bedroom with dressing room and balcony.

OUTSIDE

Set in an Area of Outstanding Natural Beauty with farmlands on three sides, Treetop cottage enjoys grounds extending to 0.26-acres approx. Fully enclosed with electric gates into the driveway, there is ample parking for several vehicles/dinghies. A large, private sun-soaked patio terrace provides the perfect space for entertaining and alfresco dining with free-flowing access from the kitchen, dining room and cinema room. A garden room with a covered hot tub offers the ultimate in relaxation, while you enjoy the stunning sunsets. Children and pets will enjoy playing lawn games on large garden.



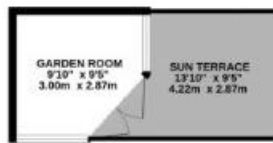
LOCATION

Set in an unspoilt countryside location slightly inland from the Cornish coastline, Treetop Cottage sits between the pretty Cornish hamlet of St Endellion, and St Minver village on the outskirts of Rock. Set within an Area of Outstanding Natural Beauty, there is a wide array of outdoor activities to enjoy locally including excellent golf, scenic walking, sailing, surfing as well as numerous water sports on offer on the nearby Camel Estuary. The property is situated conveniently close to the popular year-round holiday destination of Port Isaac, with its picturesque harbour and two of Nathan Outlaw's Michelin star restaurants. Trevathan Strawberry Farm is just down the road. The golden sandy beach of Polzeath with its buzzing surf scene and beachside restaurants is only 3 miles away, while the sailing & waterski hub that is Rock, with its many restaurants and mile long stretch of beach, is only 5 minutes away. The ferry and water taxi provide an enjoyable trip across the estuary with easy access to Padstow's vibrant harbour and its many shops and galleries along with Rick Stein's Seafood Restaurant and Paul Ainsworth's No.6. The market town of Wadebridge is just a short drive away with supermarkets and a wide-ranging selection of independent shops as well as a good variety of quality restaurants and public houses.

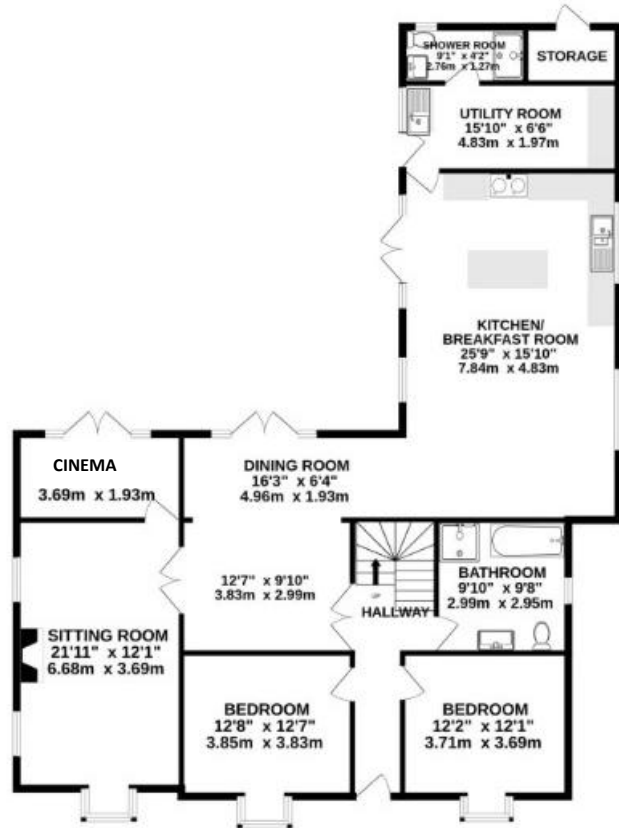
SERVICES

Main's water, electricity, and drainage. Oil fired central heating. Broadband to the house with 5G mobile coverage. Electric gated driveway.

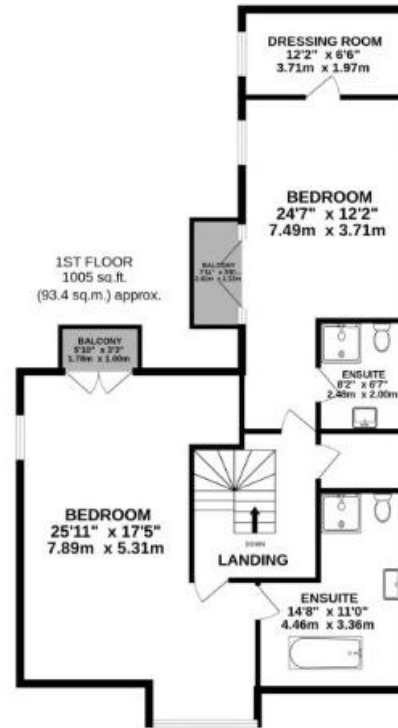




GROUND FLOOR
1670 sq.ft. (155.2 sq.m.) approx.



TOTAL FLOOR AREA : 2675 sq.ft. (248.6 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms, and any other items are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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